034.0	0002	0001.0	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	6,497,800	/	6,497,800
USE VALUE:	6,497,800	/	6,497,800
ASSESSED:	6,497,800	/	6,497,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1:	ARLINGTON HOUSING AUTHORITY	
Owner 2:	MENOTOMY MANOR	
Owner 3:		
Street 1:	4 WINSLOW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 202,876 Sq. Ft. of land mainly classified as Housing Auth with a Govt. Bldg. Building built about 1952, having primarily Wood Shingle Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	202876.000	5,800		6,492,000	6,497,800
Total Card	4.657	5,800		6,492,000	6,497,800
Total Parcel	4.657	5,800		6,492,000	6,497,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

23334

GIS Ref

GIS Ref

Insp Date

PREVIOUS ASSESSMENT

Parcel ID 034.0-0002-0001.0

!2772!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	970	FV	5,800	0	202,876.	6,492,000	6,497,800	6,497,800	Year End Roll	12/18/2019
2019	970	FV	5,800	0	202,876.	5,883,400	5,889,200	5,889,200	Year End Roll	1/3/2019
2018	970	FV	5,800	0	202,876.	5,579,100	5,584,900	5,584,900	Year End Roll	12/20/2017
2017	970	FV	5,800	0	202,876.	4,869,000	4,874,800	4,874,800	Year End Roll	1/3/2017
2016	903	FV	5,800	0	202,876.	4,159,000	4,164,800	4,164,800	Year End	1/4/2016
2015	903	FV	5,800	0	202,876.	3,854,600	3,860,400	3,860,400	Year End Roll	12/11/2014
2014	903	FV	5,800	0	202,876.	3,195,300	3,201,100	3,201,100	Year End Roll	12/16/2013
2013	903	FV	5,800	0	202,876.	3,043,100	3,048,900	3,048,900		12/13/2012

PRINT

Date	Time
12/10/20	18:07:38

LAST REV

Date	Time
06/09/16	10:02:48

ekelly

USER DEFINED

Prior Id # 1:	23334
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2772

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7800-490		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2015	67	Insulate	3,233					Blown in insulatio
1/20/2015	66	Insulate	4,042					Blown in insulatio
1/20/2015	65	Insulate	3,233					Blown in insulatio
1/20/2015	64	Insulate	3,233					Blown in insulatio
1/20/2015	63	Insulate	4,042					Blown in insulatio
1/20/2015	62	Insulate						Blown in insulatio
1/20/2015	61	Insulate	3,233					Blown in insulatio
1/20/2015	60	Insulate	3,233					Blown in insulatio
1/20/2015	59	Insulate						Blown in insulatio
1/20/2015	58	Insulate	3,233					Blown in insulatio

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		202876		Sq. Ft.	Site		0	64.	0.50	3									6,492,032						6,492,000	

Total AC/HA:	4.65739	Total SF/SM:	202876	Parcel LUC:	970	Housing Auth	Prime NB Desc:	ARLINGTON	Total:	6,492,032	Spl Credit		Total:	6,492,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:			
(Liv) Units:	1	Total:	1
Foundation:			
Frame:			
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:			
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	0.94000000
Adj $ / SQ:	75.200
Other Features:	5000
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	8850
Depreciation:	3098
Depreciated Total:	5753

COMMENTS

1950.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.10
Special Features:	0	Val/Su Net:	
Final Total:	5800	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: